



# AUCTION



**SUNDAY, MAY 5th, 2019 @ 10:30 AM**  
**12202 S. FAIRLAWN RD, CARBONDALE, KS**

As I am moving to town, following sells located at 12202 S. Fairlawn Rd, CARBONDALE, KS. (From Carbondale to 1 1/2 miles north on Topeka Ave then 2 1/2 miles west on W. 125th, then 1/2 mile North on Fairlawn Rd.)

**5.7 AC +/-**

**REAL ESTATE  
SELLING AT 1:00 PM**

**3 BR, 1.5 BA**

**DESCRIPTION:** Roomy 2200+ sq ft 3 bedroom, 1 1/2 bath ranch on 5.7+/- acres. Open floor plan has spacious living room w/ wood stove open to dining area and kitchen with island. Large family room w/stone fireplace and sliders to back deck. Master bedroom with half bath. Main floor laundry room. Oversized two car attached garage and 33 x 23 ft detached gar/wkshop. Floored attic storage space with potential for extra room 35'x 15'. Partial unfinished basement. Beautiful, private country setting with two ponds, lots of mature shade and gardens. Property is serviced by well water (No water test will be provided by seller). Seller has replaced septic tank in accordance with county inspection requirements and plugged old well to county standards.  
**POSSESSION:** Buyer will receive full possession at closing on or before June 5, 2019.  
**LEGAL:** N. 510' of W. 510' of SE 1/4 of 10-14-15, less ROW, Osage County, KS.



**TERMS & CONDITIONS:** \$7,500 as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before June 5, 2019. Seller to pay 2018 taxes and all prior years and a prorated share of 2019 taxes at closing based on 2018 taxes of \$1890.60. Buyer to pay Seller's title insurance and closing agent fee. Sells subject to easements, right of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE ANY PROFESSIONAL INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLERS, BROKER OR AUCTIONEERS. However, Seller will provide termite inspection/treatment report from The Bug Guys showing treatment for wood destroying insects. The Property is not selling subject to loan approval.** Prior financing should be made by Purchasers. Real Estate Licensees will be acting as Designated Seller's agent. Statements and forms of written contract day of auction take precedence over anything advertised. Buyer's agents and transaction brokers who pre-register their successful bidder with auctioneer 48 hours prior to auction and attend auction with buyer will receive \$300 commission at closing.

**OPEN HOUSES: SUNDAY, APRIL 14th 1:30 to 3 pm / MONDAY, APRIL 22nd 5:30 to 7 pm / Sale day from Noon to 1 pm**

**CHEVY SUV - CAMPER - GUNS - TOOLS - FURNITURE - LOG SPLITTER - HOUSEHOLD - RAILROAD ITEMS**

**\*\*GUNS—SPORTING GOODS\*\*  
SELL FIRST @ 10:30 AM**

**\*\*GUNS WILL NOT BE ON PREMISES  
UNTIL SALE DAY\*\***

Colt PT EA Mfg Co. Large Bore Pump Rifle  
Round Barrel Marked O.S.F.P. 215  
J.C. Higgins Model 10125 Bolt Action 410 Tube Feed  
National 12 ga Hammer Type Pump Shotgun  
Springfield Model 15-22 Single Shot  
Germany Deutsche Werke 7.65 mm Auto Pistol  
Sharps 4 Shot Derringer, Needs lots of Repair  
Colts Cap & Ball Pistol, Needs Repair  
Daisy Vintage No. 118 Target Special BB Pistol  
Remington 870 20 ga Barrel  
Vicking 7226 Handmade Leather Holster & Belt, Nice  
18+ Boxes of 12/20 ga Shells  
Texan Load Master Shot Shell Reloader  
Gun Cabinet; Wooden Glass Front, 6 gun  
7 Fishing Poles / Vintage Metal Tackle Box  
Several Softball Bats / Rawling Bat Bag  
Military Issue Deep Freeze Mittens  
Golf Club Cadet / 2 Sets of Left Hand Golf Clubs  
Set of Ladies Golf Clubs / 2 Badminton Sets  
Omega 70 x 50 Binoculars  
2 Sets of Throwing Horse Shoes  
Murray M2500 String Trimmer / Homelite EZ Chain Saw  
Craftsman 6 in Bench Grinder  
Senco Frame Pro 601 Air Nail Gun  
Shauer 10 amp Battery Charger  
Mac 3214 Chain Saw / CH Portable Air Compressor  
2 Craftsman 16 gal Shop Vacs  
1 Elec Chain Saw  
Cub Cadet 104 Mower / Cub Cadet 104 for Parts  
Blade for Cub Cadet  
Red Lion 2 in Port. Water Pump w/ Gas Engine  
2 Tuff Box Plastic Pick-up Bed Boxes

Elgin 7 1/2 HP Outboard Motor, Not Running  
2 Outboard Motor Gas Tanks / Firestone Vintage Out Motor  
Fifth Wheel P.U. Bed Attachment  
Wards Lawn Boy Walk Behind Tillers, Needs Repair  
Coleman Powermate 10 HP Port. Generator  
4 Wheels Barrows / CH 2300 PSI Power Washer  
Bolans 31cc Tiller / Brinkley 1 Bottom Plow  
Craftsman 6 3/4 HP Self Prop Mower  
Troy Bilt TB35C Straight Shaft String Trimmer  
Several Chilton Manuals  
Vintage Foot Locker  
4 Alum Ladders / Small Pile of Firewood  
Vintage Books—Oriental Décor—Linens—Pictures  
Frames—Canning Jars—Etc  
Sleep Number Qu Size Bed, Classic Series C2 Dual Air  
G.E. Refrigerator Approx 1 yr old, Black  
Bissell Power Trak 12 Amp Upright Vac  
Toshiba 24 in TV  
Antique Rocker / 2 Old Quilts  
Antique Needle Point Seat Chair  
Antique Oak Wall Telephone, Not Complete  
Vintage Anheiser Bush Wall Light  
2 Hmung Needle Work Pieces  
Japanese Amber Glass Fishing Net Floats  
Canvas Cover Water Bottle Marked "US"  
Vintage Scout Badges, Dinner Plates, Col. Cup  
RR Memorabilia: 'ATSF-BNSF-Railway Express  
Cast Iron Tea Kettle / Large Yellow Pyrex Bowl  
Paul Revere Berry Bowl Set, 17 pc  
Several Silver Plate Pcs; Trivets, Chafing Dishes,  
S & P, Cream & Sugar, Water Pitcher, Bowls, Etc  
Noritake China—12 pl Setting w/ Extras, Excellent Cond.  
Singer Pinking Machine, Vintage  
China Cupboard  
Queen Size Elec. Blanket  
Drop Leaf Dining Table, 6' x 40" w/Pads  
6 Straight Back Chairs

Presto Canner/Cooker  
Blue Rocker/Recliner, Microfiber / Oval Braided Rug 14x9'  
2 Oriental Style Rugs 8 1/2 x 12 & 6 x 9 ft  
Sofa & Loveseat / 6 Bar Stools  
Dresser w/ Mirror & Bedside Table  
VHS Player / RCA Vintage 45 Record Player  
2 Glass Top Patio Sets  
Exercise Equip; Rowing, Walking & Bicycling Machines  
Several Old License Plates / 2 Galv. Wash Tubs  
2 Vintage Handmade Tool Boxes  
7+ Country Style Family Room Furniture Set  
Bavarian Plate & Candy Dish  
Char-Broil Gas Grill  
Vintage Metal Cone Free Standing Fireplace  
Huskee 28T, 8 HP Portable Log Splitter, Limited Use  
Shedded, Like New  
Selection Hand, Shop, Garden Tools, Includ: Jacks,  
Ext. Cords, Hammers, Wrenches, Saws, Bolt Cutters,  
Tool Boxes, Drills, Etc.

**\*\*\*CHEVY EQUINOX - CAMPER\*\*\***



**2016 Chevy Equinox LT,**  
FWD, 4 cyl., A.T. w/  
approx. 46,000 miles,  
Taupe, Nice & Clean



**CAMPER**  
**2013 Forest River**  
**18 ft Salem Cruise Lite**  
Bumper Pull, Single Axle,  
Awning, Microwave, many  
Extras, Very Nice

**LUNCH BY WILEY'S WEENIE WAGON**

**TERMS**

\*NOT RESPONSIBLE FOR ACCIDENTS  
\*I.D. REQUIRED TO REGISTER FOR NUMBER

\*NOTHING REMOVED UNTIL SETTLED FOR.  
\*STATEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANYTHING ADVER-

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**Nancy Gordon, Owner**  
**WISCHROPP AUCTIONS**

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